

**DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES
LAND DEVELOPMENT SERVICES
SUMMARY OF FEES**

As found in the Fairfax County Code Chapter 2, Zoning Ordinance Chapter 112 and Public Facilities Manual Chapters 101 and 104

PLAN, PLAT, OR STUDY	FEE AS OF JULY 1, 2005
<p><u>PLATS</u></p> <p>Preliminary Subdivision Plat (PL)</p> <p>Preliminary Plat Resubmissions and Revisions (PL Resubmissions and PLV)</p> <p>Preliminary Plat Redates (PLR)</p> <p>Planned Residential Community (PRC)</p> <p>Final Subdivision Plat (RP)</p> <p>Final Subdivision Plat Resubmission</p> <p>Final Subdivision Plat Redates (RPR)</p> <p>Easement Plats (EP)</p>	<p>Less than 10 lots - \$2,380 + \$45 per lot or division of land including outlots and parcels. (21 copies)</p> <p>10 Lots or More - \$3,865 + \$45 per lot or division of land including outlots and parcels. (21 copies)</p> <p>25% of the original fee</p> <p>\$485 per submission (Engineer copy & ESRD copy)</p> <p>\$2400 per submission</p> <p>\$415 + \$21 per lot or division of land including outlots and parcels. (Mylar and 5 Paper Copies)</p> <p>\$210 per submission (Mylar and 5 Paper Copies)</p> <p>\$360 per submission (Mylar and 5 Paper Copies)</p> <p>\$245 per submission (3 Paper Copies)</p>
<p><u>CONSTRUCTION PLANS</u></p> <p>Subdivision, Site and Public Improvement Plans</p>	<p><u>1. BASE FEE</u></p> <p>Subdivision Plans (SD's) with less than 10 lots \$5,935 Subdivision Plans (SD's) with 10 lots or more \$8,005</p> <p>Site Plans (SP's) \$6,625 + \$3,040 per disturbed hectare (2.5 acres) or any fraction thereof greater than 1st hectare, with a maximum base fee of \$33,120</p> <p>Site Plans with Public Improvements only, including sanitary sewer, trail, sidewalk, storm sewer, channel improvements, waterline and/or road construction pursuant to Chapter 2 of The Code: \$2,385 + \$2.70 per meter (3.3 feet), or fraction thereof, of each improvement</p> <p><u>2. FEES IN ADDITION TO BASE FEES</u></p> <p>Additional plan review as a result of an approved zoning action to include rezoning, special exception, special permit and/or variance application associated with proposed construction, with a maximum cumulative fee of \$2,350:</p> <p>Sites subject to Rezoning: \$1,380 Sites subject to Special Exception: \$970 Sites subject to Special Permit: \$970 Sites subject to Variance: \$720</p>

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<p><u>CONSTRUCTION PLANS (Continued)</u></p> <p>Subdivision (SD) Site Plans and Public Improvement Plans (PI)</p> <p>Plan Resubmissions (after 2nd submission)</p> <p>Insert Fee</p> <p>Construction Plan Revisions (PIV, SDV, SPV)</p> <p>Pavement Design</p> <p>Construction Plan Extensions</p> <p>Sanitary Sewer As-Builts (SAN)</p> <p>Site (SAB) and Subdivision (SDA) As-Builts</p> <p><u>Minor Site Plans</u></p> <p>Minor Site Plans (MSP)</p> <p><u>Waivers, Exceptions and Modifications</u></p> <p>Request for waiver associated with the Minor Adjustment of property lines</p> <p>Public Street Frontage Waiver</p> <p>Combined Stormwater Detention and Best Management Practices Waivers</p> <p>Total fee for all Modifications and Waivers associated with a Site Plan, Minor Site Plan and Subdivision Plans</p>	<p>Review resulting from site conditions and proposed improvements:</p> <p>Problem Soils Area (A/B Soil Types): \$720 Floodplain Area (existing and proposed): \$485 Natural drainageway (non-floodplain watersheds): \$485 Stormwater Management Facility: \$595 for each facility serving the site (on-site or off-site) BMP Facility: \$1590 for each facility (on-site or off-site)</p> <p>Subdivision and Site Plans - \$3,175 per submission Resubmissions of Site Plans with Public Improvements only after second submission: a fee equal to fifty (50) percent of fees charged in accordance with Paragraphs 1A, 1B & 1C.</p> <p>\$85 per inserted sheet (All Plan Types) \$0 for inserts to First Submission SD, SP or PI Plans</p> <p>\$720 per submission (minimum 6 copies) Note: Plus additional fees for changes in the number of lots, disturbed area, zoning action and/or site changes and/or newly proposed improvements in accordance with paragraphs 1A, 1B and 1C (SP) and 1, 2a and 2b (SD) plans.</p> <p>\$85 per submission (6 copies)</p> <p>\$970 per request</p> <p>\$360 per submission (Mylar Only)</p> <p>\$245 per submission (5 Paper Copies)</p> <p>\$1,935 per submission (7 Applications and 7 Plans)</p> <p>A fee of \$690 shall be paid upon submission to the County of any request for a waiver, exception or modification of the County ordinances, including but not limited to the Subdivision Ordinance, the Zoning Ordinance, the Chesapeake Bay Preservation Ordinance, and the Public Facilities Manual, except in the following cases. In no instance shall the total fee for all waivers, exceptions, and modifications associated with a construction plan exceed \$2,760. (SP, SD, MSP, RP)</p> <p>\$245 per submission</p> <p>\$1,935 per submission</p> <p>\$810 submitted together (WSWD and WBMP)</p> <p>\$2,760 shall not exceed this amount</p>

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<p><u>Chesapeake Bay Preservation Ordinance</u> <u>Exceptions, Exemptions and Waivers</u></p> <p>Waiver WBMP Water Quality Control 118-3-2(f)(5) or PFM 6-0401.2</p> <p>Waiver WBMP Water Quality Single Lot 118-3-2(f)(7) or PFM 6-0401.2</p> <p>Exception for Lots recorded prior to 10/01/89 Waiver Loss of Buildable area in RPA. Does not encroach into the seaward 50 feet of RPA 118-5-4(a)</p> <p>Exception for Lots Recorded between 10/1/89 and 11/18/03. Waiver Loss of Buildable area in RPA. No encroach into the seaward 50 feet of RPA 118-5-4(b)</p> <p>Exception for Structures established as of 7/01/93. Minor additions only no accessory structures. 118-5-5(a)</p> <p>Exception for Structures established between 07/01/93 and 11/18/03 and within the 2003. Minor additions only no accessory structures. 118-5-5(b)</p> <p>Exception for Lots Recorded prior to 11/18/03 Loss of buildable area and does not qualify under 118-5-4 Public Hearing Required. 118-6-7</p> <p>Exception for Structures established as of 7/01/93 to waive performance criteria for accessory structure use (pools, detached garages, etc.) Public Hearing Required 118-6-8(a)</p> <p>Exception for Structures established between 7/01/93 and 11/18/03. To waive performance criteria for accessory structures uses (pools, detached garages, etc). Public Hearing Required 118-6-8(b)</p> <p>General Exception Request Public Hearing 118-6-9</p> <p>WQ (Water Quality) – can be submitted as a combined document with an exception request of a WRPA</p> <p><u>Grading Plans</u></p> <p>Grading Plans (INF) Non-Bonded</p> <p>Grading Plans Revisions/Resubmissions (INF)</p>	<p>\$690 per submission Chapter 101 (SD) and Chapter 112 (SP)</p> <p>\$160 per lot (not to exceed \$690) Chapter 104 (INF)</p> <p>\$ n/a Chapter 101 (SD) \$160 per submission (\$690 maximum) Chapter 104 (INF) \$690 per submission, Chapter 112 (SP)</p> <p>\$ n/a Chapter 101 (SD) \$160 per submission (\$690 maximum) Chapter 104 (INF) \$690 per submission</p> <p>\$ n/a Chapter 101 (SD) \$160 per submission (\$690 max) Chapter 104 (INF) \$690 per submission, Chapter 112 (SP)</p> <p>\$ n/a Chapter 101 (SD) \$160 per submission, Chapter 104 (INF) \$690 + \$345 = \$1035 per submission, Chapter 112 (SP)</p> <p>\$ n/a Chapter 101 (SD) \$160 + \$345 = \$505 per submission, Chapter 104 (INF) \$690 + \$345 = \$1035 per submission, Chapter 112 (SP)</p> <p>\$ n/a Chapter 101 (SD) \$160 + \$345 = \$505 per submission, Chapter 104 (INF) \$690 + \$345 = \$1035 per submission, Chapter 112 (SP)</p> <p>\$0 Chapter 101 (SD) \$160 + \$345 = \$505 per submission, Chapter 104 (INF) \$690 + \$345 = \$1035 per submission, Chapter 112 (SP)</p> <p>\$690 + \$345 = \$1035 per submission, Chapter 101 (SD) \$160 + \$345 = \$505 per submission, Chapter 104 (INF) \$690 + \$345 = \$1035 per submission, Chapter 112 (SP)</p> <p>\$935 Chapter 101 (SD) \$245 Chapter 104 (INF) \$935 Chapter 112 (SP)</p> <p>\$795 per lot (1st submissions) (9 copies)</p> <p>\$320 per lot (9 copies)</p>

PLAN, PLAT, OR STUDY	FEE AS OF JULY 1, 2005
<u>Grading Plans Continued</u> Bonded Grading Plans (SDGP and SPGP) Bonded Grading Plans Revisions/Resubmissions (SDGP and SPGP) Rough Grading Plans (RGP) Rough Grading Plans Resubmissions and Revisions (RGPV) <u>Studies and Reports</u> Debris Landfill Design Plans (LF) Debris Landfill Permit Tree Removal Permits Floodplain Studies (FP) Drainage Studies (DS) (non-floodplain watersheds) <u>Soil Reports</u> Soil Reports (SR) Non-Bonded (INF) Soil Reports (SR) Bonded Site Or Subdivision Soil Reports Resubmissions/Revisions <u>Parking Studies</u> Parking Studies (PKS) Request for Change in Use Parking redesignation plan Administrative parking reduction for churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education. Parking Reductions when such required spaces are: Under 125 spaces 125 to 250 spaces 251 to 499 spaces 500 spaces or more <u>Miscellaneous Plans/Studies/Reports</u> Recycling Study (RS) Photometric Plan (PMP)	
	\$720 for first lot and \$595 each additional lot (1 st submissions) submitted on the same plan. (9 copies) \$245 for first lot and \$125 each additional lot (2 nd submissions) submitted on the same plan. (9 copies) \$555 per division of land or disturbed 0.5 hectare (1.25 acres) whichever is greater, not to exceed \$8,280. (8 copies) 25% of the original fee. (8 copies) \$760 + \$125 per hectare (2.5 acres) per submission A semi-annual fee of \$1,660 will be charged for each such permit \$125 per submission \$5.20 per meter (3.3 feet) of baseline + \$345 per road crossing and per dam, not to exceed a total fee of \$6,350 per submission (4 copies) \$1,105 per submission (2 copies) \$1,245 per lot, not to exceed \$2,485 (4 copies) \$1,935 first submission (4 copies) \$635 per submission (4 copies) (5 copies) \$555 per submission \$555 per submission \$555 per submission \$1,590 \$2,760 \$4,420 \$9,250 \$0 \$500 Zoning Ordinance Article 14 Part 9

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<u>Miscellaneous Plans/Studies/Reports Continued</u>	
Sports Illumination Plan (SIP)	\$500 Zoning Ordinance Article 14 Part 9
Environmental Site Assessment Plan (ESA)	\$1,800 1 st submission
ESA Resubmissions/Revisions (ESAV)	\$635 per submission
Lot Validation (LV)	\$250 per submission
<u>Water Quality Studies</u>	
Water Quality Impact Assessments (WQ)	\$245 per submission (2 copies) Chapter 104 (Non-Bonded) \$935 per submission (2 copies) Chapter 101 Subdivision Ordinance and Article 17 of Zoning Ordinance. (Bonded)
Resource Protection Area Plan (RPA)	\$245 for projects with 50 meters (165 feet) or less of baseline. (2 copies) \$245 for projects with greater than 50 meters (165 feet) of baseline + \$1.80 per meter (3.3 feet) of baseline in excess of 50 meters. (2 copies)
<u>Bonds and Agreements Fees</u>	
Agreement Package Processing Fee	\$1,935 per agreement package with a Security value greater than \$10,000 \$265 per agreement package with a Security value of \$10,000 or less
Agreement Extension	\$775 per request for extension
Replacement Agreement	\$1,380 per request for a replacement agreement
Reduction Security Agreement	\$1,315 per request for a reduction in security in support of an agreement
<u>CASE REVIEW OF FEES</u>	In the event that, prior to plan approval for review fees or prior to bond release for inspection fees, the payer disputes the fee charged, he may request in writing to the Director a case review of costs incurred by the County. In the case where the review reveals that the fees paid exceed 100% of costs, then a refund of the difference shall be made. If the case review reveals that 100% of the costs incurred by the County exceed the fees paid, then the developer shall pay the difference to the County prior to plan approval for review fees, or prior to bond release for inspection fees.